



# CHICAGO PLAN COMMISSION

640 W. Randolph (Planned Development)

**Near West Side / 42<sup>nd</sup> Ward / Alderman Brendan Reilly**

**Applicant: Vista Property (Chicago 640 Randolph LLC)**

**Architect: Antunovich Associates**

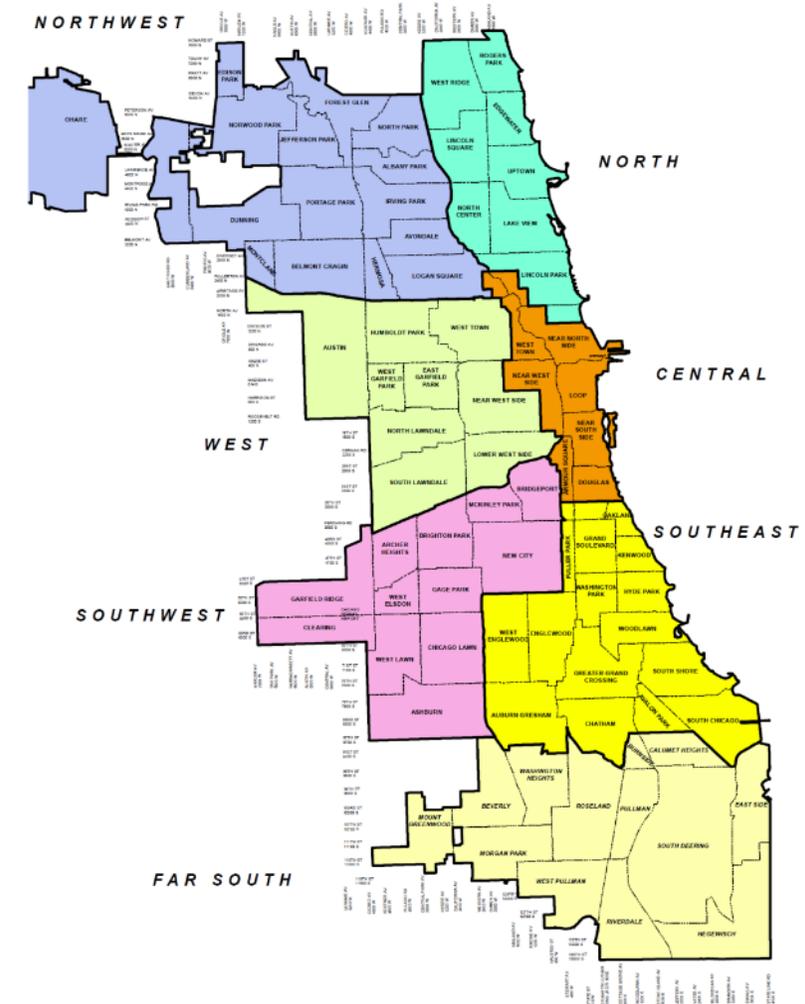
**Attorney: Katie Jahnke Dale – DLA Piper LLP**

February 16, 2023

# ★ Community Area Snap Shot

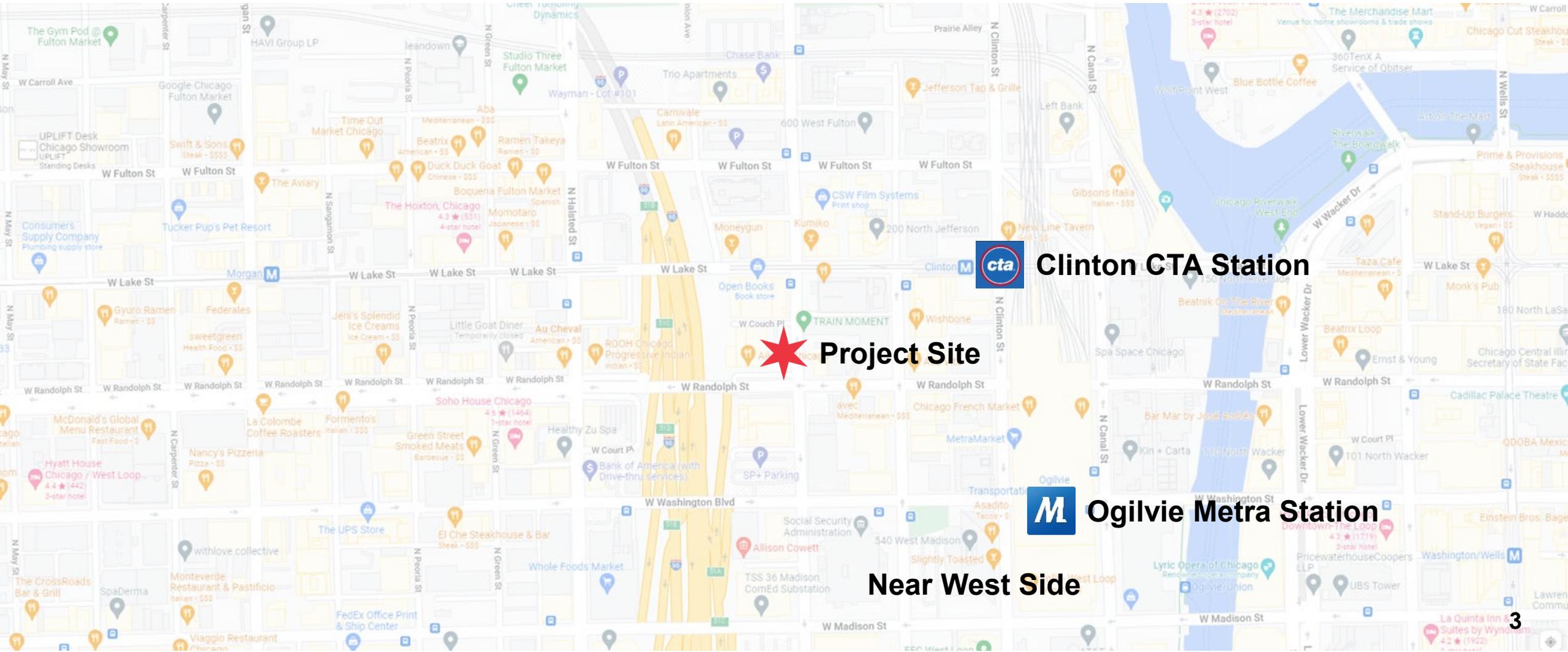
## COMMUNITY AREA INFORMATION:

- Near West Side
- Demographic Data\*
  - 67,881 total population
  - 41.2% of residents are between age of 20-34
  - 69.6% have a bachelor's degree or higher
  - 80.8% of residents live in a one or two-person household
  - 71.6% of residents are employed within the City limits
  - 44.6% employed in the Loop or Near West Side
- DX-7 (Downtown Mixed-Use District)



\*CMAP Community Data Snapshot: Near West Side, Chicago Community Area July 2022 Release

# Access to Transit



 **Clinton CTA Station**

 **Project Site**

 **Ogilvie Metra Station**

**Near West Side**





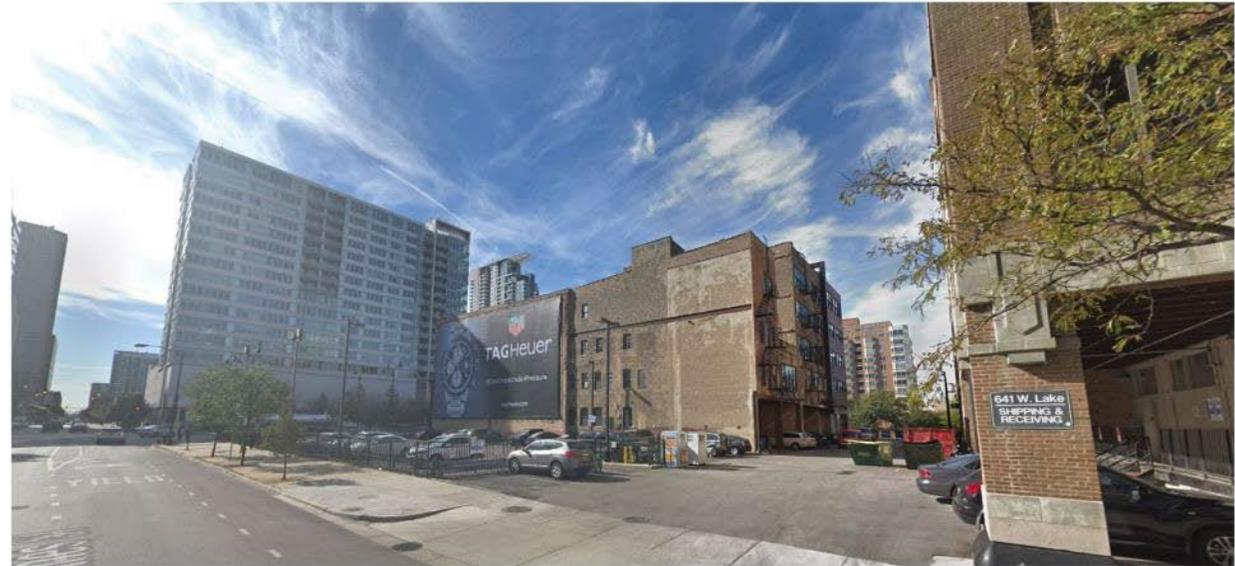
AERIAL IMAGE OF PLANNED DEVELOPMENT SITE



VIEW FROM INTERSECTION OF RANDOLPH & DESPLAINES LOOKING NORTHWEST

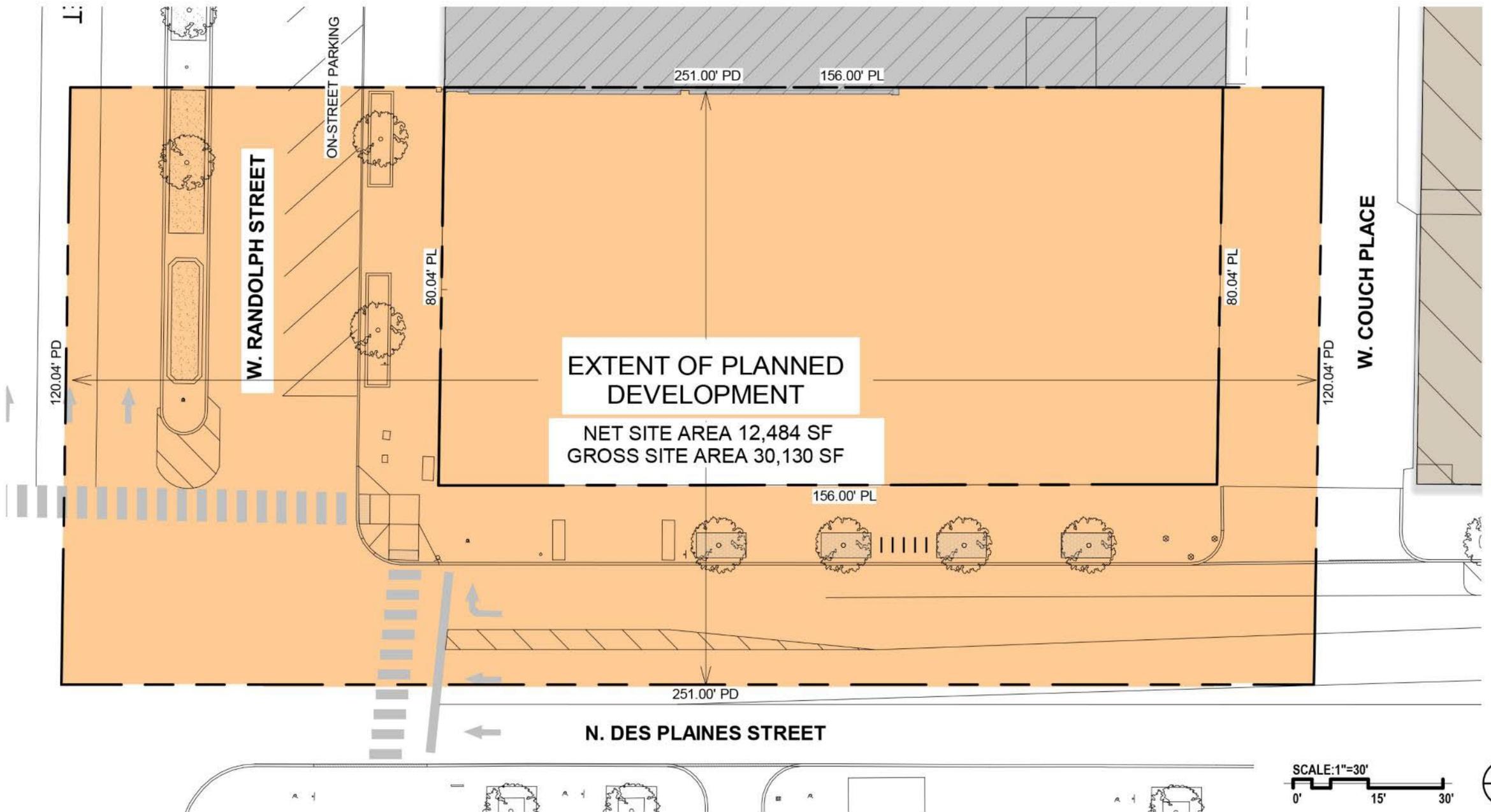


VIEW FROM RANDOLPH LOOKING NORTH

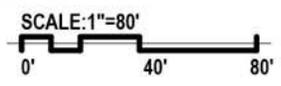
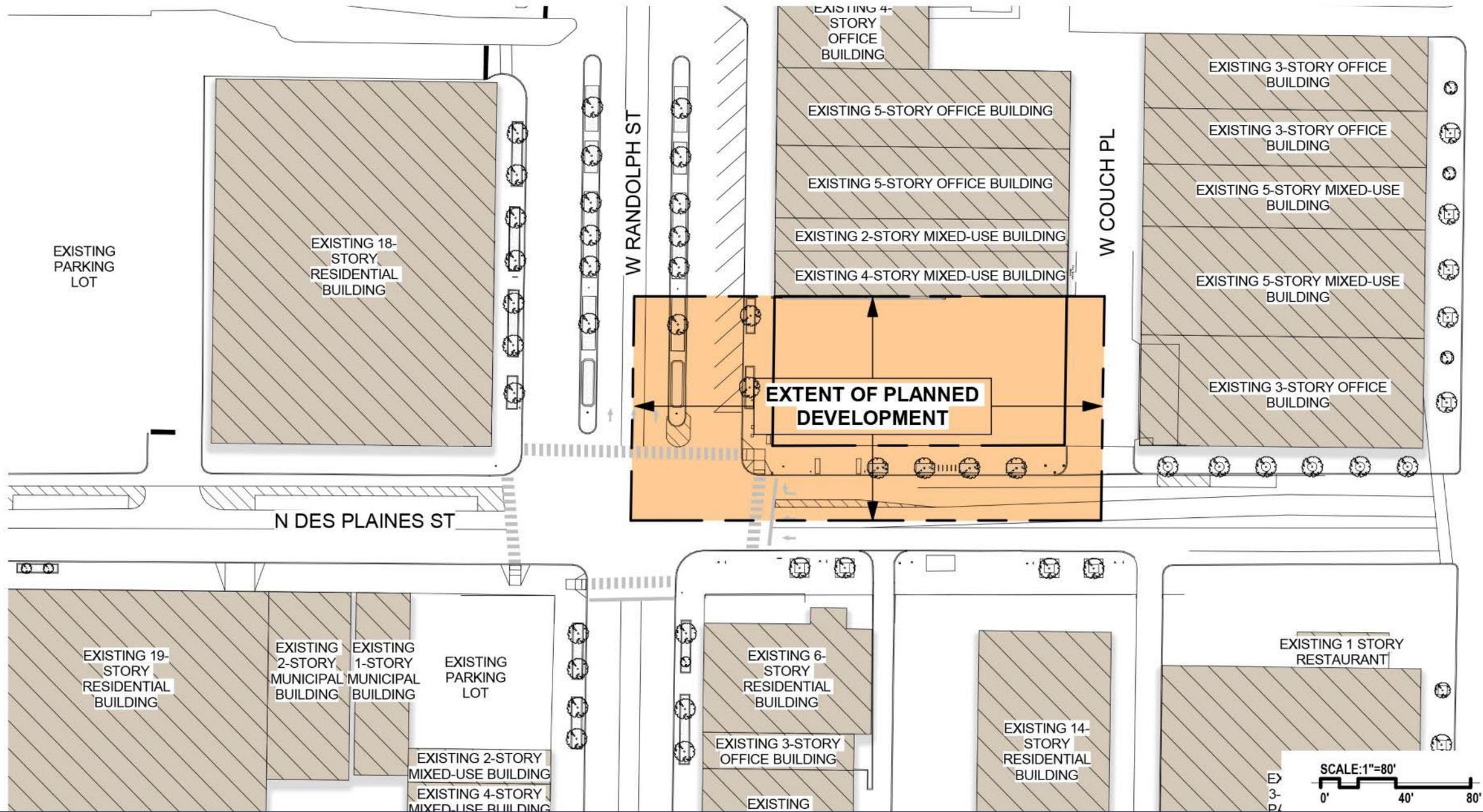


VIEW FROM DESPLAINES LOOKING SOUTHWEST

## SITE CONTEXT



**PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**



# SITE CONTEXT PLAN

# Planning Context



## **CHICAGO CENTRAL AREA PLAN, 2003**

- Department of Planning and Development
- Guide for continued growth and success of Chicago's Downtown
- Create a dynamic Central Area with vibrant and diverse mixed-use districts
- Strengthen connections to keep the Central Area easy to reach by making transit the first choice for people coming to the area

## **CENTRAL AREA ACTION PLAN, 2009**

- Department of Planning and Development
- Maintenance of Central Area's majority share of regional residential growth
- Maximize densities in high-use corridors and around transit lines to create a walkable environment





# Project Timeline + Community Outreach

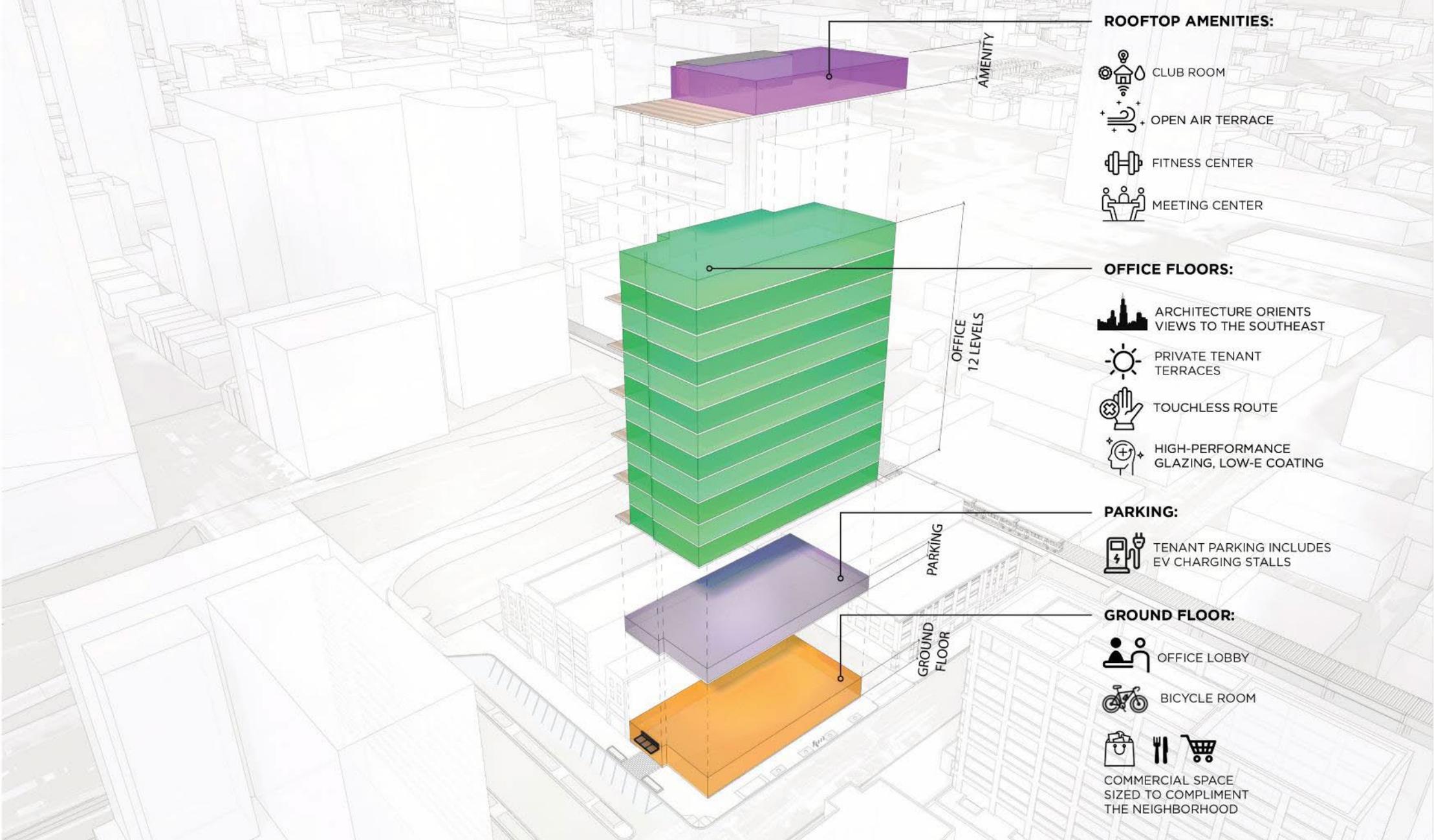
**INTRODUCTION DATE:** January 18, 2023

**DATES OF PROJECT MEETINGS:**

- Aldermanic Meetings:      March 25, 2021  
   April 30, 2021  
   July 12, 2021  
   August 8, 2022
- Intake Meeting:                      August 30, 2022
- Community Outreach via Reilly Reports: December 2 and 9, 2022

**PROJECT CHANGES BASED ON FEEDBACK:**

- Revised Vehicular Entry Location at Public Alley
- Revised West Façade to Incorporate Larger Percentage of Vision Glass
- Revised Architecture to Incorporate More Dramatic West Façade
- Revised Ground Floor to Activate Randolph Street with Retail



AMENITY

**ROOFTOP AMENITIES:**

-  CLUB ROOM
-  OPEN AIR TERRACE
-  FITNESS CENTER
-  MEETING CENTER

OFFICE  
12 LEVELS

**OFFICE FLOORS:**

-  ARCHITECTURE ORIENTS VIEWS TO THE SOUTHEAST
-  PRIVATE TENANT TERRACES
-  TOUCHLESS ROUTE
-  HIGH-PERFORMANCE GLAZING, LOW-E COATING

PARKING

**PARKING:**

-  TENANT PARKING INCLUDES EV CHARGING STALLS

GROUND FLOOR

**GROUND FLOOR:**

-  OFFICE LOBBY
-  BICYCLE ROOM
-  COMMERCIAL SPACE SIZED TO COMPLIMENT THE NEIGHBORHOOD

**PROPOSED BUILDING AXONOMETRIC**



**AERIAL VIEW FROM THE SOUTHEAST LOOKING NORTHWEST**

# Pedestrian Context

Conceptual Rendering Looking Northwest



# Pedestrian Context

Conceptual Rendering Looking North



# Pedestrian Context

Conceptual Rendering Looking East



CONCEPTUAL RENDERING

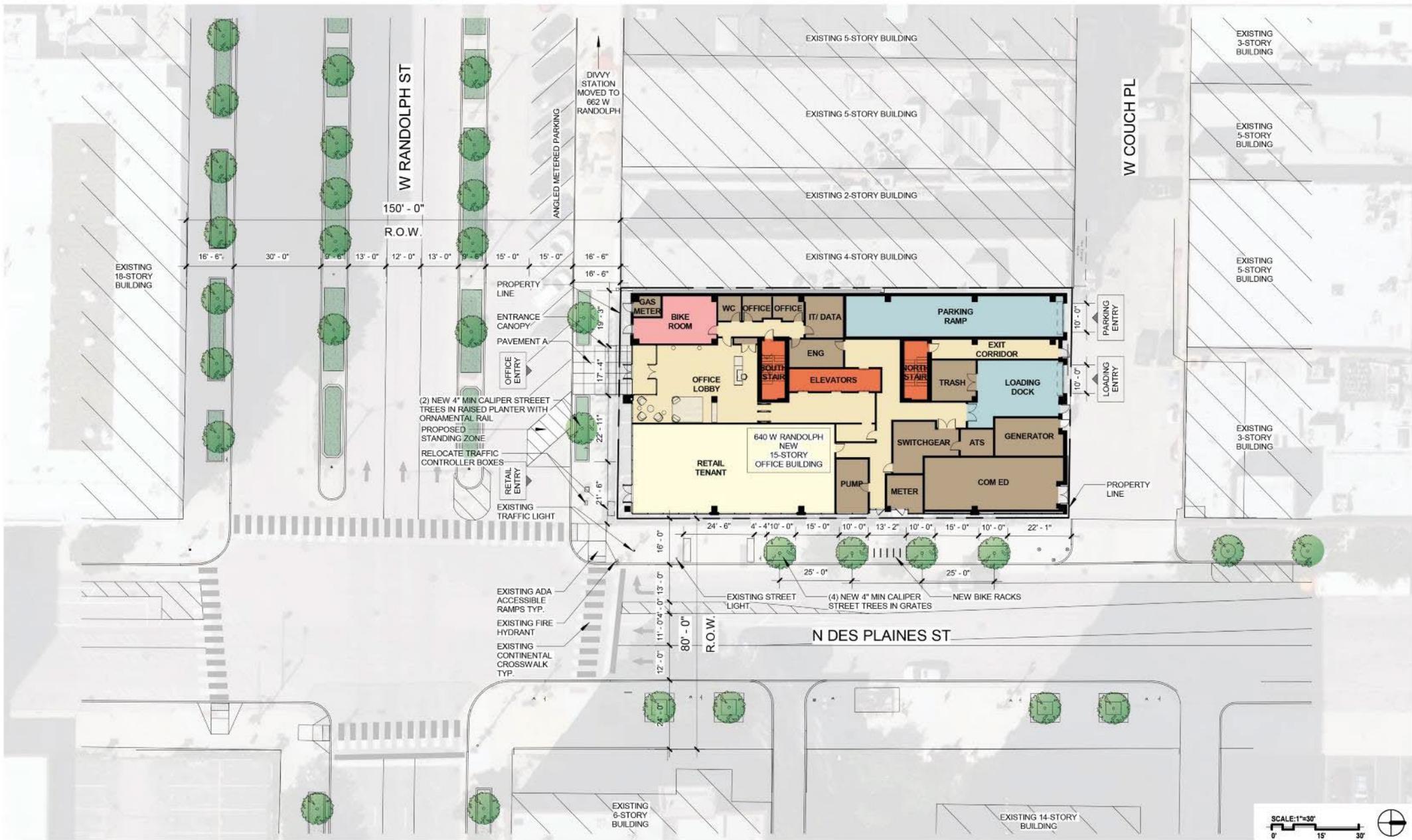


EXISTING PHOTOGRAPH

# Pedestrian Context

Conceptual Office Entry & Retail Rendering

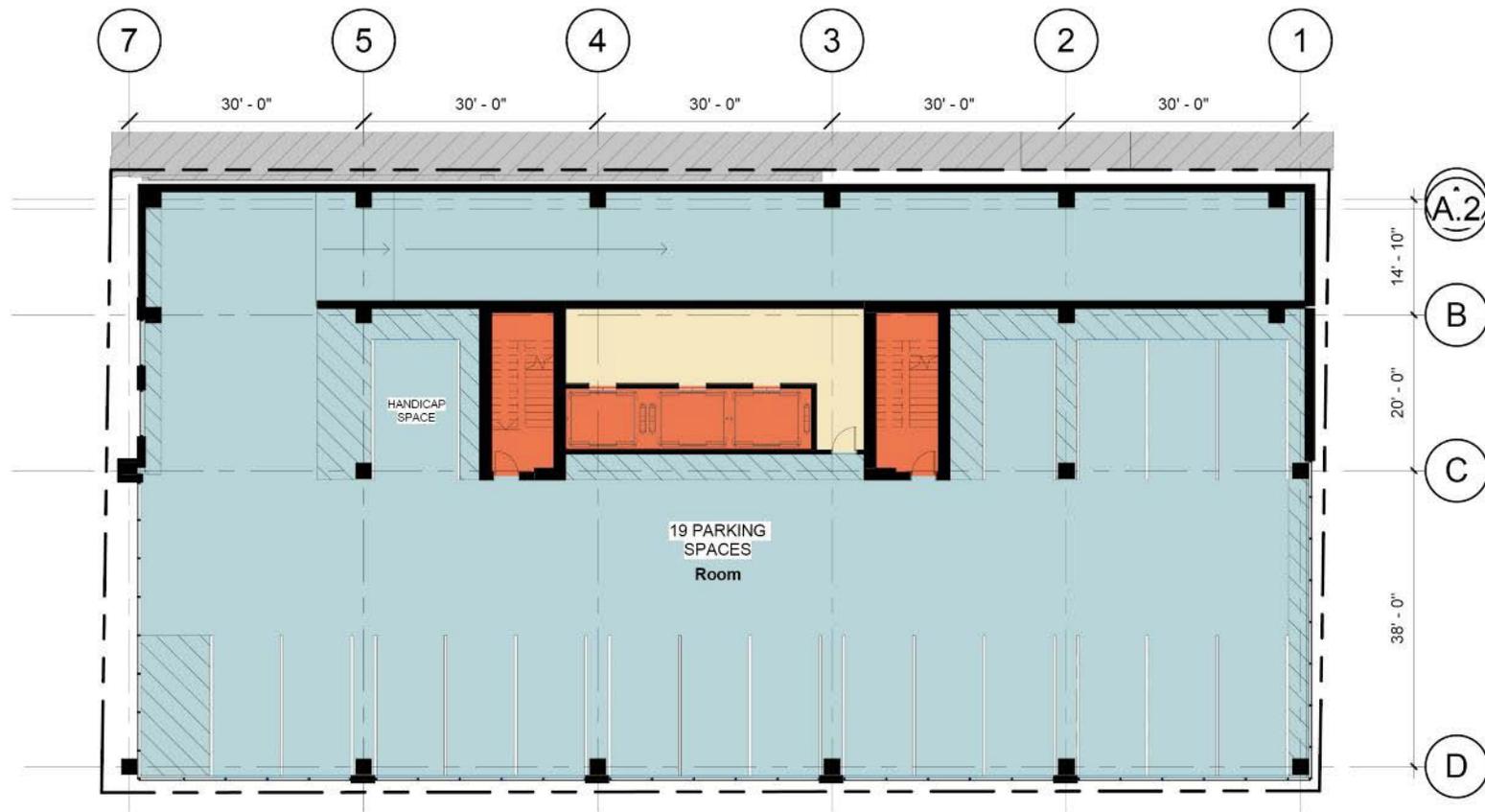




# SITE CONTEXT

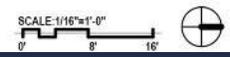
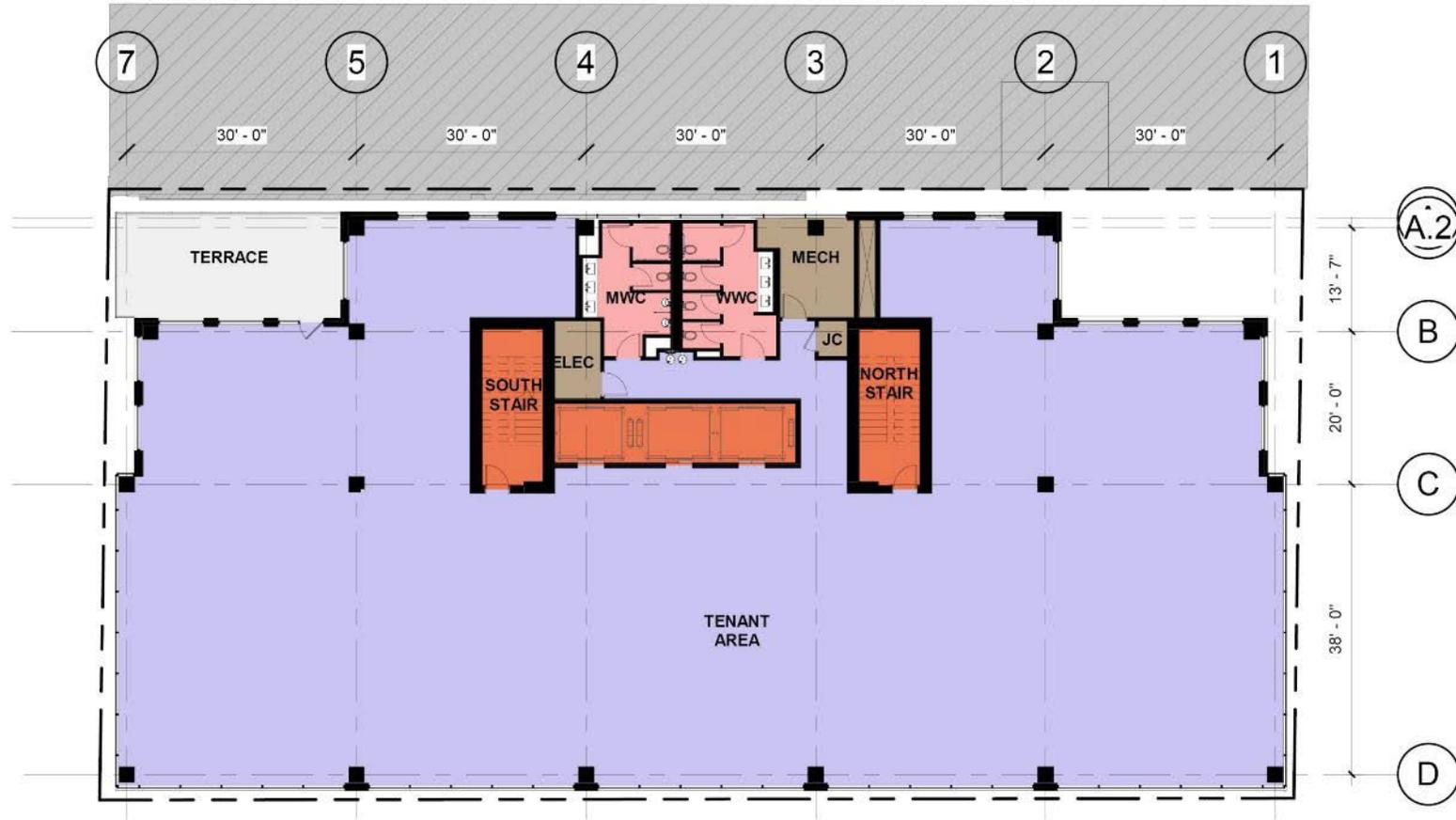


**01: SITE PLAN / GROUND FLOOR PLAN**



SCALE: 1/16"=1'-0"

## 02: PARKING FLOOR PLAN



03-14: TYPICAL OFFICE FLOOR PLAN



**15: ROOFTOP AMENITY FLOOR PLAN**



INSULATED ALUMINUM WINDOW WALL 5



ORNAMENTAL LIGHT FIXTURE 6



GLAZING 4



GRANITE BASE: COLDSRING MASABI BLACK 1

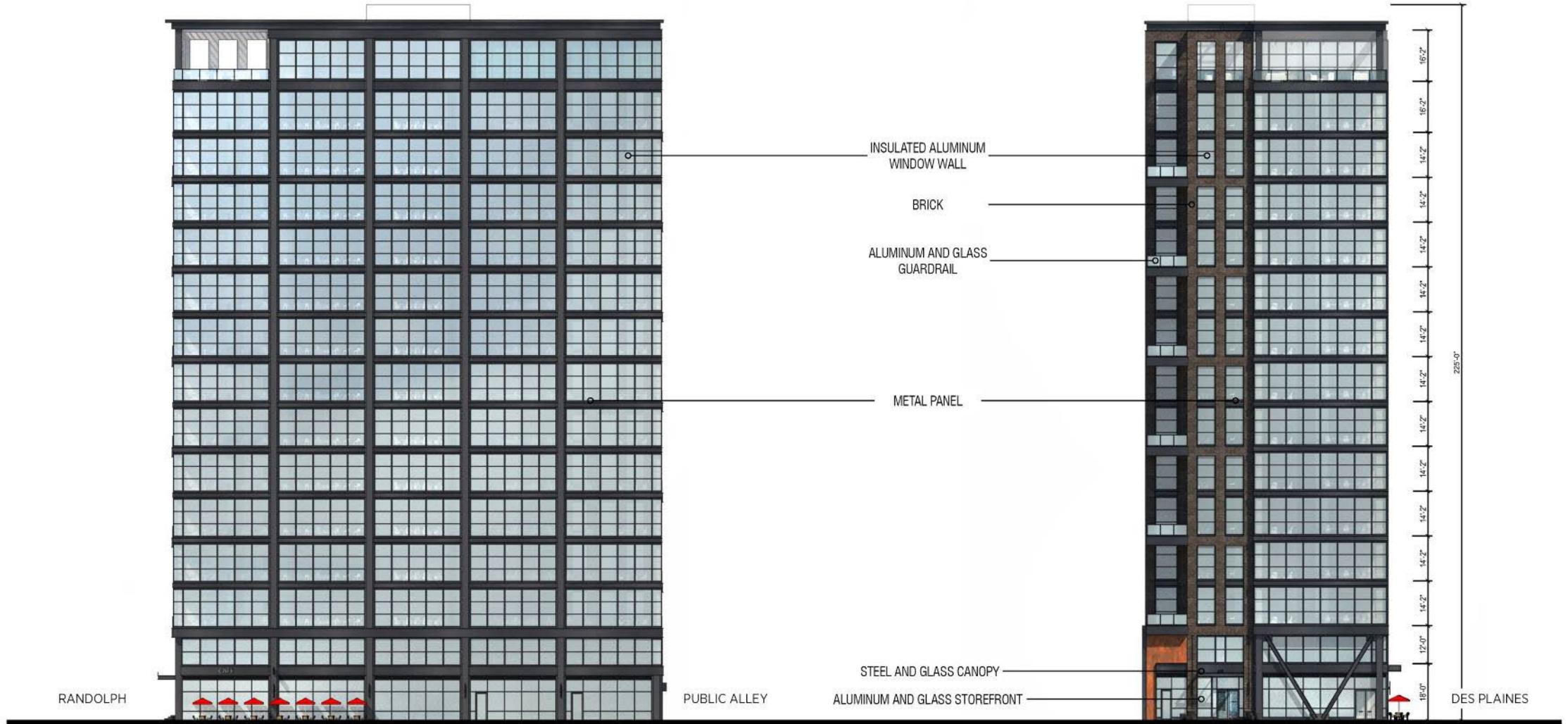


BRICK: ENDICOTT IRONSPOT #46 (VELOUR) 2



BLACK METAL PANEL 3

# BUILDING MATERIALS



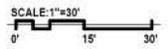
RANDOLPH

PUBLIC ALLEY

DES PLAINES

EAST ELEVATION  
(DES PLAINES STREET)

SOUTH ELEVATION  
(RANDOLPH STREET)

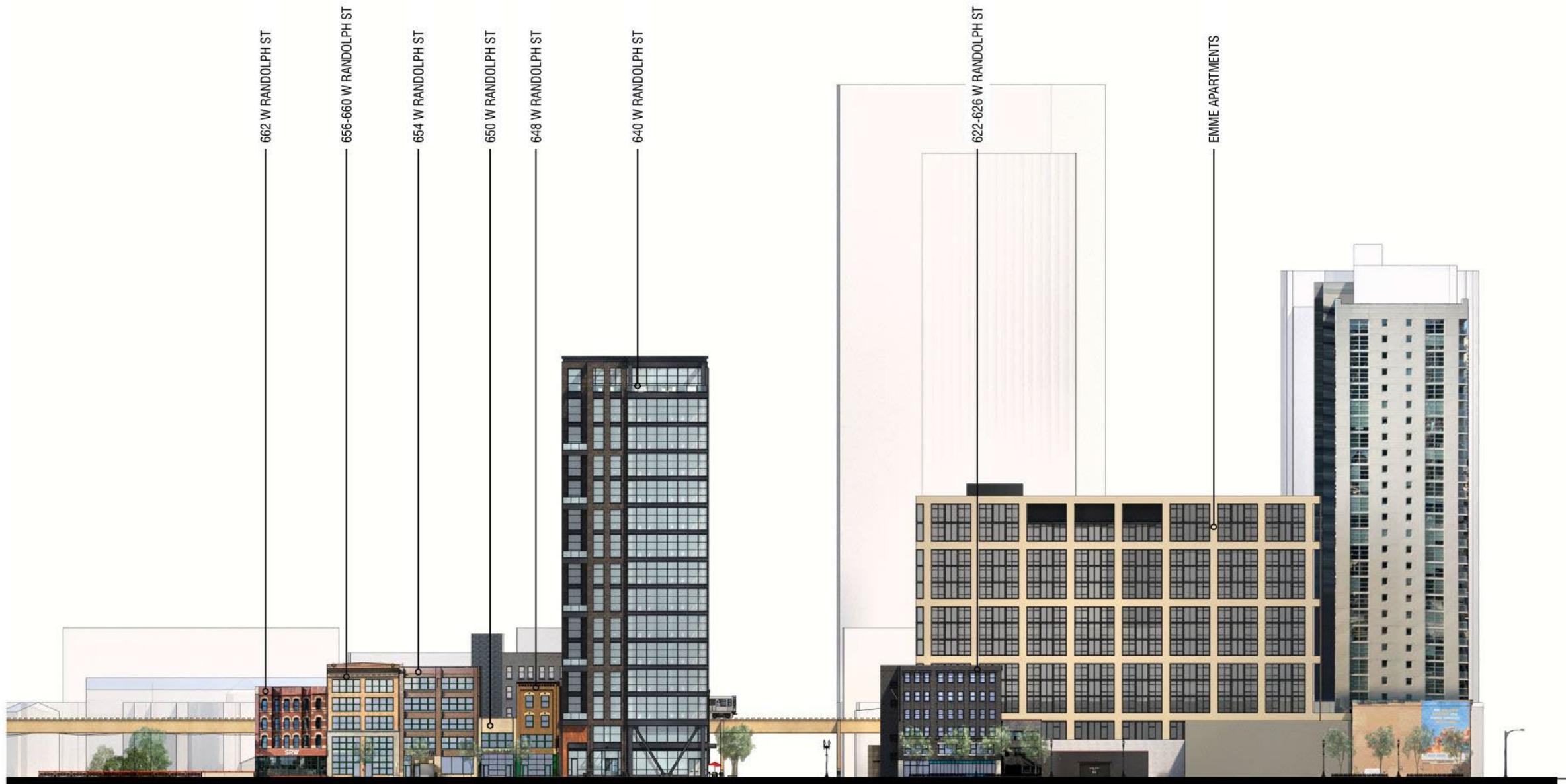


**BUILDING ELEVATIONS**





**STREETSCAPE ELEVATION (NORTH DES PLAINES STREET)**



**STREETSCAPE ELEVATION (WEST RANDOLPH STREET)**



## Transportation, Traffic, and Parking Guidelines From Zoning Code Section 17-8-0904:

- Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles by limiting vehicle access to the public alley.
- Promotes transit, pedestrian and bicycle use.
- Ensures accessibility for persons with disabilities.
- Minimizes conflicts with existing traffic patterns by providing standing and loading zones.



Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 402 | Rosemont, Illinois 60018  
p. 847.218.9999 | f. 847.218.9987

MEMORANDUM TO: Patrick Cusack, AIA  
Autonovich Associates

FROM: Brenda May, PE, PTOE  
Senior Consultant

Lusy R. Aboona, PE, PTOE  
Principal

DATE: August 30, 2022

SUBJECT: Traffic Impact Statement  
Proposed Office Development  
Chicago, Illinois

This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed office building that will be located at 640 W. Randolph Street in Chicago, Illinois. The site, which is currently occupied by a 39-space public parking lot, is located on the west side of Des Plaines Street between Randolph Street and Couch Place in the West Loop neighborhood. This area offers a mixture of office, commercial, and residential land-uses. Figure 1 shows an aerial view of the site location.

As proposed, the site will be redeveloped with an approximately 15-story office building containing 118,020 square feet of office space, 2,497 square-feet of ground floor retail space, a parking garage with 18 spaces, and 32 bicycle parking spaces. Access to the parking garage will be provided off W. Couch Place.

The purpose of this evaluation is to document the existing transportation conditions in the area, evaluate the trip generation characteristics of the proposed development, and to evaluate the adequacy of the proposed access system.

#### Existing Traffic Conditions

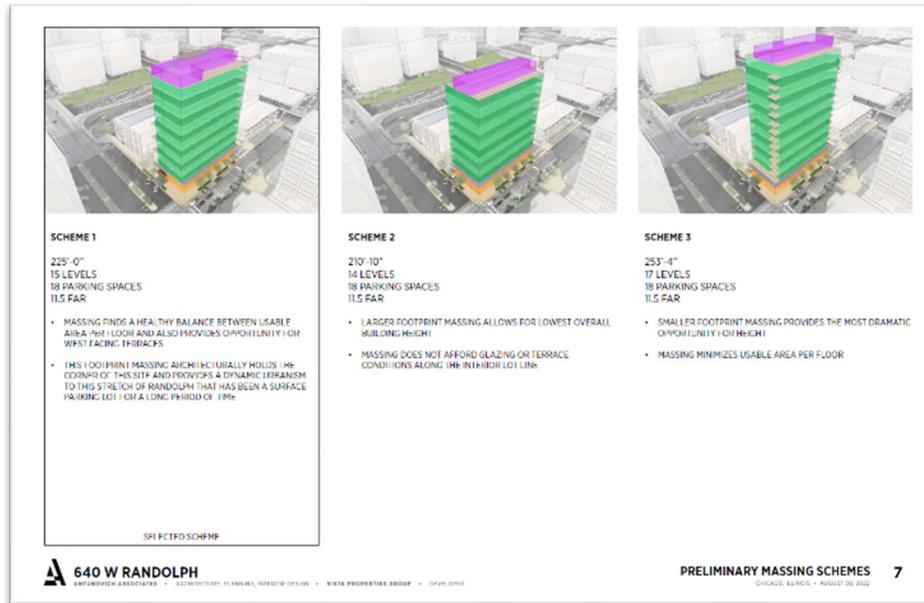
The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses and average daily traffic volumes along the adjacent area roadways.

*Des Plaines Street* is a north-south minor arterial street that south of Lake Street is a one-way southbound street providing two travel lanes. At its signalized intersection with Randolph Street, Des Plaines Street provides two through lanes and an exclusive right-turn lane. At its unsignalized intersection with Couch Place, Des Plaines Street provides a through lane and a shared through/right-turn lane. Des Plaines Street carries an Annual Average Daily Traffic (AADT) volume 5,200 vehicles (IDOT 2014).

KLOA, Inc. Transportation and Parking Planning Consultants

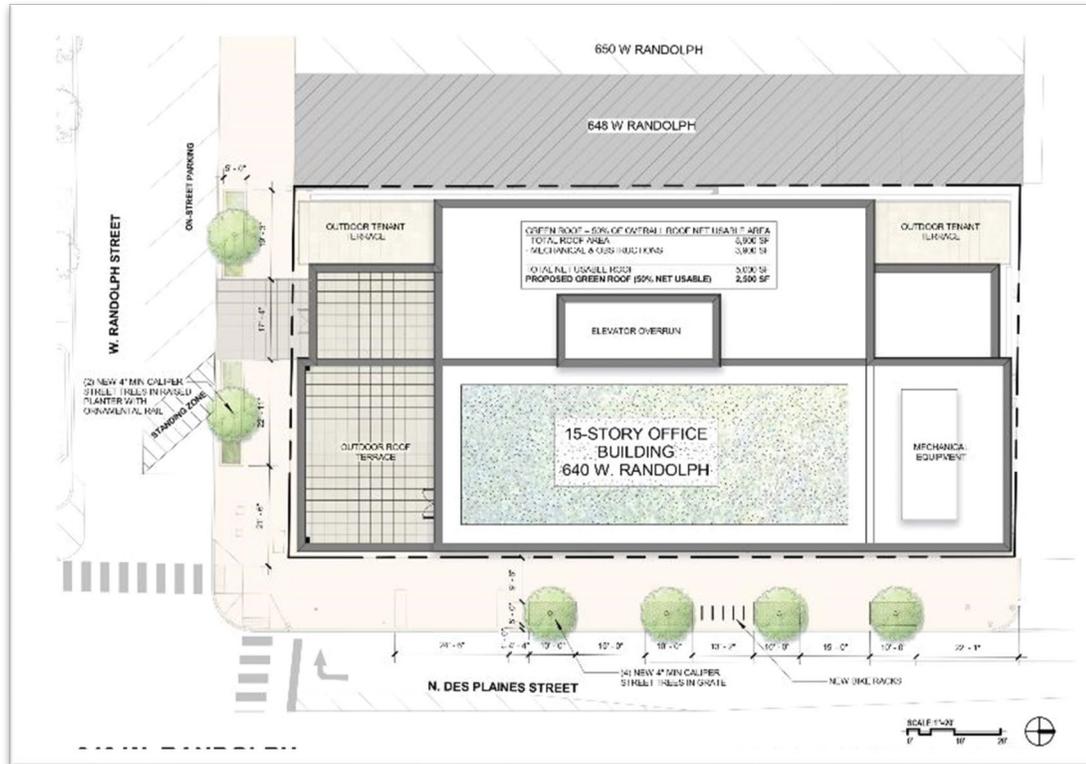
## Traffic Impact Statement:

- Census data for the area indicates that approximately 50 to 60 percent of local residents take public transportation, walk or bike to work.
- CTA Transit Information Kiosk will be incorporated within the office lobby to encourage public transit use.
- Electric vehicle charging stations will be incorporated within the parking garage.



## Pedestrian-Oriented and Urban Design Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Creates safe and attractive walkways and pedestrian routes.
- Avoids blank walls along the sidewalks.
- Emphasizes building entries.
- Active sidewalk level uses.
- Appropriately-scaled pedestrian level building facade.



## Landscaping Guidelines From Zoning Code Sections 17-8-0905 and -0906:

- Landscaping Meets Landscape Ordinance
- Planned Development Complies with Open Space Guidelines



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy				Stormwater				Landscapes		Green Roofs		Water		Transportation				Solid Waste	Work Force	Wildlife												
<b>Compliance Paths</b>	<b>Starting Points</b>	1.1 Achieve WELL Building Standard	2.1 Exceed Energy Code (5%)	2.2 Exceed Energy Code (10%)	2.3 Exceed Energy Code (25%)	2.4 Exceed Energy Code (40%)	2.5 Exceed Energy Code (45%)	2.6 Onsite Renewable Energy (1%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 10-year retention for lot-to-lot buildings	3.6 100-year retention for Bylaws	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (20%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeham Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Feedlines	7.7 CTA Digital Displays	8.1 60% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
<b>Options Without Certification</b>	<b>Number of Optional Points Required (New Construction / Substantial Renovation / Moderate Renovation)</b>	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
<b>All Options Available</b>	<b>8 / 100 / 10 / 25</b>	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
<b>Options With Certification</b>		40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
LEED Platinum	95 / 5 / 8 / 8	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10	
LEED Gold	90 / 10 / 8 / 8	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	
LEED Silver	88 / 20 / 8 / 8	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	96 / 10 / 8 / 8	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	
Green Globes 3-Globes	88 / 20 / 8 / 8	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	10	10	5	10	
Green Globes 2-Globes	78 / 30 / 8 / 8	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	NA	5	5	10	10	5	10	
Living Building Challenge	100 / 0 / 10 / 8	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	NA	5	NA	NA	10	5	10	
Living Building Challenge Petal	100 / 10 / 8 / 8	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	NA	5	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities*	88 / 20 / 8 / 8	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	NA	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70 / 30 / 8 / 8	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

**PROPOSED POINTS** 20 20 5 10 5 5 10 5 5 10 5 100

Planned Development Projects (PD) - New Construction 100 points required  
 TIF Funded Development Projects (TIF) - New Construction\* 100 points required  
 DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction 100 points required  
 PD, TIF, DPD-H MF and Class L - Renovation Projects\* Moderate Renovation Projects 25 points required  
 Substantial Renovation Projects 50 points required

\*Does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rebate, Streamlined TIF and SBIF programs)  
 Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope  
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope



**2.2 Exceed Energy Code (5%)**  
20 Points

**3.2 Exceed Stormwater Ordinance by 50%**  
20 Points

**7.1 Proximity to Transit Service**  
05 Points

**7.3 Bike Parking Residential**  
05 Points



## Project Complies with the Stormwater Management Ordinance:

- A stormwater detention system regulates the rate of stormwater discharge and provides volume control for stormwater runoff.
- Green roof systems are utilized to increase the amount of pervious surfaces, reduce the rate and volume of stormwater runoff and reduce urban heat island effect.
- Sedimentation and erosion control measures will be implemented during construction to minimize discharge of sediment and other pollutants in stormwater runoff from the development.



Department of Planning  
and Development



### **Additional City Property Tax Revenue:**

- Current Annual Taxes: \$55,200
- Estimated Future Annual Taxes: \$1,450,000

### **Neighborhood Opportunity Fund: 4.5 Bonus FAR at a cost of \$1,303,329.60**

- “Neighborhoods Opportunity Fund” / “Citywide Adopt-a-Landmark Fund” / “Local Impact Fund” 80/10/10 split

### **Enhanced Public Safety:**

- Activation of West Randolph Street and North Des Plaines Street
- The building facades are highly articulated and designed with the pedestrian scale in mind.
- Agreement to provide for improvements and restoration of adjacent public way, including streets, alleys, curb/gutter, etc.
- All work to be in accordance with CDOT standards and any changes in scope must be approved by CDOT

### **Minority and Women-Owned Businesses:**

- Vista Property Group is committed to working to achieve 26% MBE / 6% WBE Involvement, 50% City Residency, and Local Hiring Goals.

### **Additional Construction Jobs in the Area:**

- 375+ jobs through duration of construction

# DPD Recommendations

DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- Promotes economically beneficial development patterns in the existing community (17-8-0103);
- Complies with the floor area ratio standards of the zoning district applicable to the subject property (17-8-0901);
- Promotes safe and efficient access to transit and circulation, and encourages pedestrian and bicycle uses (17-8-0904-A).

